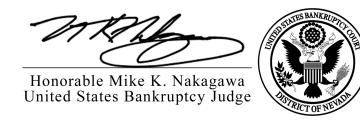
2
 3



Entered on Docket November 02, 2017

5 Gina M. Corena, Esq. SBN 10330

LAW OFFICE OF GINA M. CORENA, PLLC

300 S. 4<sup>TH</sup> Street, Suite 1250

7 || Las Vegas, NV 89101

Telephone: (702) 943-0308 Fax: (888) 897-6507

Email: gina@lawofficecorena.com

and ELIZABETH AGUIRRE,

Proposed Attorney for the Debtors in Possession

JUAN AGUIRRE fdba VILLAREAL, INC.

Debtors in Possession.

9

6

## UNITED STATES BANKRUPTCY COURT DISTRICT OF NEVADA

11

In re:

10

12

13

14

15

16

17

18

19 20

21

2223

24

Case No.: 17-15121-MKN Chapter 11

DATE: November 1, 2017

TIME: 9:30 A.M.

## ORDER GRANTING MOTION TO VALUE COLLATERAL, "STRIP OFF" AND MODIFY RIGHTS OF UNSECURED CREDITORS PURSUANT TO 11 U.S.C. § 506(a) AND § 1123

Upon the motion (the "Motion") of the above captioned Debtors in Possession in the above captioned proceeding (the "Debtors"), for their investment property located at 6527 Coldwater Bay Dr., Las Vegas, NV 89122 ("the Property"); requesting entry of an order to Value Collateral, "Cram Down" and Modify Rights of the First Mortgage holder, pursuant to 11 U.S.C. § 506(a) and § 1123 finding that the lien is under secured; and due notice of the Motion and the hearing of the Motion having been given to all parties entitled thereto; and a hearing having been held before this Court on November 1, 2017 (the "Hearing"), to consider approval

1	of the Motion, at which time all parties in interest were afforded an opportunity to be heard; and
2	the Court finding that the Property has a value of \$170,000.00; it is hereby:
3	ORDERED that the Motion is GRANTED; and it is further
4	ORDERED that Mr. Cooper fka Nationstar Mortgage, LLC's secured lien claim on the
5	Property is only partially secured and thus must be bifurcated into secured and unsecured claims
6	as follows: \$170,000.00 and \$62,954.56 respectively; and it is further
7	ORDERED that the unsecured portion of Mr. Cooper fka Nationstar Mortgage, LLC's
8	Mortgage's claim be reclassified as general unsecured claims to be paid pro rata with other
9	general unsecured creditors through the Debtors' Chapter 11 plan; and it is further
10	<b>ORDERED</b> that nothing herein shall limit the Debtors' right to re-appraise the Property
11	in connection with confirmation of the Debtors' Chapter 11 plan of reorganization; and it is
12	further
13	ORDERED that this Court retains jurisdiction to hear all matters relating to or arising
14	from the entry of this Order, and LR 9021 is waived.
15	Respectfully submitted,
16	DATED: November 1, 2017  By: /s/ Gina M. Corena  Gina M. Corena, Esq.
17	Proposed Attorney for the Debtors in Possession
18	
19	
20	
21	
22	
<ul><li>22</li><li>23</li></ul>	

## SUBMISSION TO COUNSEL FOR APPROVAL PURSUANT TO LR 9021 1 2 In accordance with LR 9021, counsel submitting this document certifies that the order 3 accurately reflects the Court's ruling and that (check one): 4 The Court has waived the requirement set forth in LR 9021(b)(1). 5 X No party appeared at the hearing or filed an objection to the motion. 6 I have delivered a copy of this proposed order to all counsel who appeared at the hearing, 7 and any unrepresented parties who appeared at the hearing, and each has approved or 8 disapproved the order, or failed to respond, as indicated below [list each party and whether the 9 party has approved, disapproved, or failed to respond to the document]: 10 I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order 11 with the motion pursuant to LR 9014(g), and that no party has objected to the form or content of 12 this order. 13 APPROVED: 14 DISAPPROVED: 15 FAILED TO RESPOND: Submitted by: 16 17 By: /s/ Gina M. Corena, Esq. 18 Gina M. Corena, Esq. 19 20 21 22 23 24